035.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	885,200	/	885,200
USE VALUE:	885,200	/	885,200
ASSESSED:	885,200	/	885,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAGANJORI BASHKIM &
Owner 2:	ZAGANJORI ASHLEY
Owner 3:	
Street 1:	26 NORCROSS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JUN HEE-JIN & -
Owner 2:	LEE KEE-PYO -
Street 1:	26 NORCROSS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1960, having primarily Vinyl Exterior and 2670 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10444.000	407,900	8,000	469,300	885,200
Total Card	0.240	407,900	8,000	469,300	885,200
Total Parcel	0.240	407,900	8,000	469,300	885,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.59 | /Parcel: 331.59

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 24173

GIS Ref

GIS Ref

Insp Date 05/28/20

!2856!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	407,900	8000	10,444.	469,300	885,200		Year end	12/23/2021
2021	101	FV	396,100	8000	10,444.	469,300	873,400		Year End Roll	12/10/2020
2020	101	FV	282,400	8000	10,444.	469,300	759,700	759,700	Year End Roll	12/18/2019
2019	101	FV	231,600	8300	10,444.	425,300	665,200	665,200	Year End Roll	1/3/2019
2018	101	FV	231,600	8300	10,444.	403,300	643,200	643,200	Year End Roll	12/20/2017
2017	101	FV	231,600	8300	10,444.	352,000	591,900	591,900	Year End Roll	1/3/2017
2016	101	FV	231,600	8300	10,444.	300,700	540,600	540,600	Year End	1/4/2016
2015	101	FV	216,500	8600	10,444.	278,700	503,800	503,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:09:55

LAST REV

Date	Time
09/09/20	11:30:54
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2856

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUN HEE-JIN &	65765-154		7/21/2015		590,000	No	No		Release deed filed 10/27/2015 see 66289:93
COTONI PHILIP &	30118-160		4/30/1999		200,000	No	No		
	19586-482		1/1/1989		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	24173
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2019	1817	Heat App	20,000	C				
6/17/2019	881	Addition	295,000	O				
3/18/2013	379	Solar Pa	15,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2020		DGM	D Mann
5/28/2020	Info At Door	PT	Paul T
5/28/2020	Permit Visit	PT	Paul T
4/28/2016	Sales Review	PT	Paul T
4/27/2009	Measured	163	PATRIOT
11/7/2000	Hearing Chag	201	PATRIOT
4/27/2000	Inspected	263	PATRIOT
4/21/2000	Missed Appt.	263	PATRIOT
3/6/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10444		Sq. Ft.	Site		0	64.	0.70	3									469,328						469,300	

Total AC/HA:	0.23976	Total SF/SM:	10444	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 469,328	Spl Credit	Total: 469,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.13165140
Const Adj.:	1.00999999
Adj $ / SQ:	154.301
Other Features:	108436
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501047
Depreciation:	93195
Depreciated Total:	407853

COMMENTS

OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB 1		

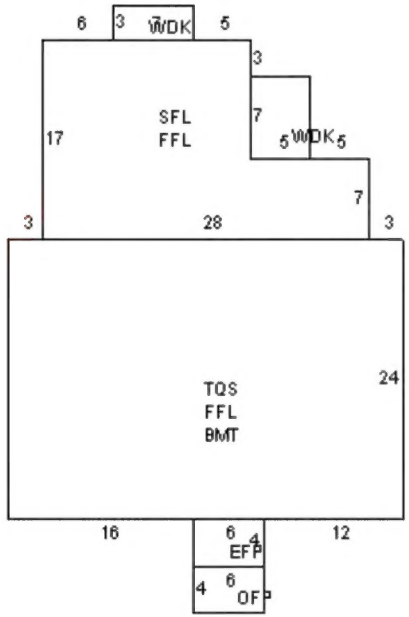
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.30
Special Features:	0	Val/Su Net:	131.58
Final Total:	407900	Val/Su SzAd	187.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,192	154.300	183,926
BMT	Basement	816	64.340	52,504
TQS	3/4 Story	612	154.300	94,432
SFL	Second Floor	376	154.300	58,017
WDK	Deck	56	16.160	905
EFP	Enclos Porch	24	73.330	1,760
OFP	Open Porch	24	44.440	1,067
	Net Sketched Area:	3,100	Total:	392,611
Size Ad	2180	Gross Area	3304	FinArea 2670

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

035.0-0002-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	18X38	A	AV	1980	16.94	T	31.2	101			8,000			8,000
2	Frame Shed	D	Y	2	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	8,000	Total Special Featues:		Total:	8,000